



CIRCLE S HUNTING RANCH

520 ± ACRES | ANDERSON COUNTY, PALESTINE, TX



REPUBLIC RANCHES

OUR LEGACY IS IN THE LAND

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CIRCLE S HUNTING RANCH

This stunning hilltop ranch is one of a kind. It is high-fenced, infused with superior whitetails, and wooded with a mix of hardwoods and pine plantations. The manicured ranch boasts two complementary ranch style homes with far-reaching views sitting on top of the 650' high peak, and it is located just southeast of Palestine.

An additional 230+/- high-fenced acres that adjoin this ranch are available by separate contract.

Price: \$3,475,000



- ★ Anderson County
- ★ Two complementary ranch style homes
- ★ Far reaching views sitting on 650' peak
- ★ Superior whitetails
- ★ 520 +/- Acres
- ★ 5 miles of galvanized high fence
- ★ Productive water well
- ★ 4 acre stocked pond



Location: The ranch is located in south central Anderson County, approximately 7 miles outside of Palestine. The drive is approximately 2 hours from Dallas, and 2.5 hours from Houston. It is accessed by paved Anderson County Road 153, which brings electric and water utilities as well as underground internet and phone service.

Land: This ranch has one of the highest peaks in Anderson County, and this substantial hilltop has been groomed to allow for very far views in all directions; absolutely unmatched anywhere in Anderson County. There are two valuable pine plantation stands of approximately 155 acres on the north side of the ranch and 69 acres on the south that have been professionally managed by Mike Cline Forestry. These supplement the overall value of this ranch asset and also provide some potential tax advantages for the next owner. The balance of the acreage is comprised of a good blend of pines and other hardwood species for a diverse forage base and mix of cover for wildlife. There is a good road system throughout the ranch, yet most of the acreage has remained untouched for wildlife. The soils under the ranch are from the Cuthbert, Bowie, and Kirvin formations in the Western Coastal Plain soil region. These soils are highly weathered and acidic and support pine-hardwood vegetation, typically characterized by loblolly pine.

Wildlife: The whitetail deer population is healthy and abundant across this high fenced game ranch. The owner introduced over 30 genetically superior deer from east texas breeders Briar Lakes Ranch and Windy B Ranch into the property approximately 10 years ago, and he has carefully managed the wildlife since then. (See photo of a few of the breeder bucks.) Most of the native deer were trapped and removed at the time of this initial stocking. Although this ranch is set up well to also be a commercial hunting property, it has only been hunted and used recreationally personally by the owner. The ranch was stocked once with quality whitetail deer but it has never been a deer breeding facility. It is currently classified as Level 3 in the Texas Managed Land Deer program, which provides for an extended hunting season and additional deer management opportunities through Texas Parks and Wildlife.



Improvements: There are over 5 miles of galvanized high fence around the perimeter of the ranch, complete with additional varmint guard wire buried two feet underground. This game fence is in excellent condition: there are no hogs on the ranch!

There are two ranch style homes on this ranch and they are made in the same construction style, with similar materials, and by the same builder. They are in excellent condition and have been very well maintained.

2015 home: 2,500 square feet of living area, not including the wrap around porch. This home has 3 bedrooms and 2.5 baths, an office and workout studio, and of course the main living room and dining room. The living and main dining area is open to the second floor ceiling and the entire house has large windows with views out over the hilltop areas. The wood paneling is very comfortable and welcoming as well.

2007 home: 1,592 square feet of living area, not including the wrap around porch. This home has 2 bedrooms and 1.5 baths and makes for an ideal guest home.

2014 fully enclosed workshop: 1,650 square feet with the overhang. It has concrete flooring, and is stubbed out for future plumbing, and a walk-in cooler drain.

2006 fully enclosed workshop: 2,000 square feet with concrete flooring, and full utilities.

2006 mobile home: 14' x 60'. It is currently used for a ranch foreman's home.

Covered rifle range

Water: Another value asset to the ranch is the deep and very productive water well, which historically produced approximately 450 gpm out of the deep Carrizo-Wilcox formation. The Camp Hill water well (TCEQ# 3820604) was drilled in 1968 to 1,840' for a former oil and gas operator, and is approximately 13" in size. An existing well of this size can be advantageous not only because it would be very expensive to permit and drill, but it can also be used to irrigate and to supplement future water features on the ranch. Some have also considered this well to be the most prolific well in the area due to its location on the higher part of the hill and the gravity flow potential that comes with it. This well is currently not in use, and was recently supporting the landscape irrigation for the main house with a small solar pump. The ranch is within the Neches and Trinity Valleys Groundwater Conservation District. There are a few ponds scattered throughout the ranch, and the largest is approximately 4 acres in size. It is stocked with bass and bluegill, and has a wooden swimming dock and concrete spillway. The homes and barns are serviced by both well water and community water, and the ranch gets an average of 40" of rainfall annually.

Minerals: There is no production on the ranch, and the owner does not own any of the mineral estate. Note that there are several old well locations that produced in the past and may show up on older aerial maps, but these have been plugged and abandoned, and the surface was remediated to its natural state.
Easements: There is one easement on the ranch. It is a buried gas line and is on the far eastern edge of the ranch.

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Equipment and furniture available with an acceptable contract:

2003 John Deere Dozer D-4
2008 Komatsu Back Hoe 4 wheel drive
2008 MF Tractor with climate control, bucket and forklift
2008 Ford 450 4x4 dually flat bed/dump bed ranch truck with approximately 53,000.00 miles
2007 Dodge 3500 4x4 dually with 50,000 miles
2008 Side by Side 4-seater camo Kawasaki Mule
2008 Polaris 800 Quad
2008 Honda Foreman Quad
1 500 gallon diesel tank and 1 250 gallon gas tank
L Angle V shaped road drag
Tiller for tractor
Net drag for food plots and pasture leveling
Custom heavy duty iron root comb
Heavy duty Pallet Racks
Aerator
2008 John Deere riding lawn mower
Multiple hand tools and tool boxes.
Large compressor
Generator
1 Dillon single seater box blind
2 Dillon double seater box blinds
1 Dillon triple seater box blind camo with bow and gun windows
1 MB Ranch King "in ground" blind
8 grain feeders
4 protein feeders
Multiple ladder stands & tripod stands
2 gun safes

Taxes: The ranch is taxed under a 1d1 valuation with a timber classification, and the annual property taxes are approximately \$8,000. (It is taxed at the same rate as the agricultural valuation.)

MAP



The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate or Oklahoma real estate should investigate any concerns regarding a specific real property to their satisfaction.

When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.
- **AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.
- **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
 - Must treat all parties to the transaction impartially and fairly;
 - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date